Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3 Wheeler Street, Coldstream Vic 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$770,000					
Median sale pi	rice									
Median price	\$810,000	Pro	operty Type	Hou	se		Suburb	Coldstream		
Period - From	01/10/2022	to	30/09/2023		So	urce	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	20 Fintona Ct COLDSTREAM 3770	\$805,000	10/11/2023
2	4 Merton Ct COLDSTREAM 3770	\$757,000	26/08/2023
3	8 Cheviot Av COLDSTREAM 3770	\$751,000	08/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/11/2023 16:56









Property Type: House Land Size: 868 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending September 2023: \$810,000

Comparable Properties



20 Fintona Ct COLDSTREAM 3770 (REI)



Price: \$805,000 Method: Private Sale Date: 10/11/2023 Property Type: House Land Size: 997 sqm approx Agent Comments

Agent Comments



Price: \$757,000 Method: Auction Sale Date: 26/08/2023 Property Type: House Land Size: 863 sqm approx

3

8 Cheviot Av COLDSTREAM 3770 (REI)

4 Merton Ct COLDSTREAM 3770 (REI/VG)

2

6 2

1 3 **1 1** 4

Agent Comments



Price: \$751,000 Method: Private Sale Date: 08/09/2023 Rooms: 5 Property Type: House (Res) Land Size: 896 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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